



Cleveland Board of Zoning Appeals

Monday September 18, 2023 at 9:30 AM

****PLEASE MUTE YOUR MICROPHONE****

Elizabeth Kukla, Secretary

Cleveland Board of Zoning Appeals

September 18, 2023

Preamble

IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF THE CITY'S OPEN MEETING LAW, AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

ALL BOARDS AND COMMISSIONS UNDER THE PURVIEW OF THE CITY PLANNING DEPARTMENT CONDUCTS ITS MEETINGS ACCORDING TO ROBERT'S RULES OF ORDER. ACTIONS DURING THE MEETING WILL BE TAKEN BY VOICE VOTE. ABSTENTIONS FROM ANY VOTE DUE TO A CONFLICT OF INTEREST SHOULD BE STATED FOR THE RECORD PRIOR TO THE TAKING OF ANY VOTE.

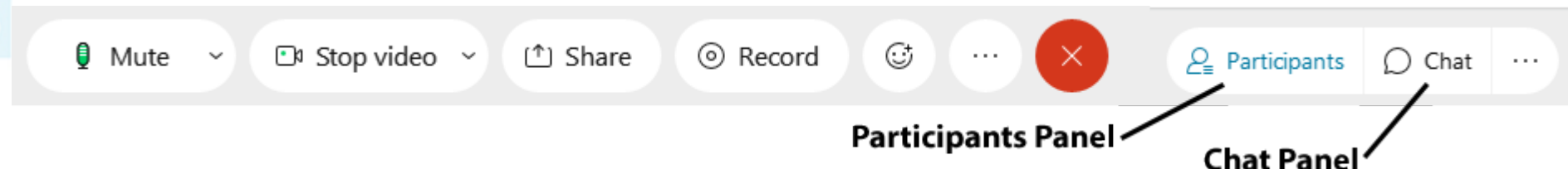
IN ORDER TO ENSURE THAT EVERYONE PARTICIPATING IN THE MEETING HAVE THE OPPORTUNITY TO BE HEARD, WE ASK THAT YOU USE THE RAISE HAND FEATURE BEFORE ASKING A QUESTION OR MAKING A COMMENT. THE RAISE HAND FEATURE CAN BE FOUND IN THE PARTICIPANTS PANEL ON THE DESKTOP AND MOBILE VERSION AND ACTIVATED BY CLICKING THE HAND ICON. PLEASE WAIT FOR THE CHAIR OR FACILITATOR TO RECOGNIZE YOU AND BE SURE TO SELECT UNMUTE AND ANNOUNCE YOURSELF BEFORE YOU SPEAK.

WHEN FINISHED SPEAKING, PLEASE LOWER YOUR HAND BY CLICKING ON THE RAISE HAND ICON AGAIN AND MUTE YOUR MICROPHONE.

WE WILL ALSO BE UTILIZING THE CHAT FEATURE TO COMMUNICATE WITH PARTICIPANTS. THE CHAT FEATURE CAN BE ACTIVATED BY CLICKING THE CHAT BUTTON LOCATED ON THE BOTTOM OF THE WEBEX SCREEN.



CALL-IN USERS CAN UNMUTE BY USING *6



Cleveland Board of Zoning Appeals

September 18, 2023

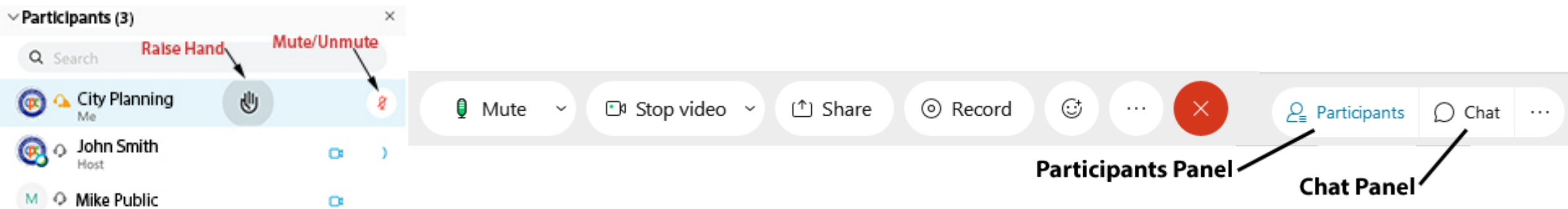
Preamble

**ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WEBEX PLATFORM.
THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YOUTUBE FOR PUBLIC
VIEW.**

**WE HAVE PROVIDED A LINK TO THE MEETING FOR THOSE WHO WISH TO SPEAK ON A
PARTICULAR CASE VIA OUR WEBSITE AND EMAIL.**

ALL REQUESTS TO SPEAK ON A PARTICULAR MATTER HAVE BEEN CONSIDERED.

**WE HAVE ALSO RECEIVED EMAILS FROM THOSE WHO HAVE PROVIDED WRITTEN
COMMENT ON A PARTICULAR MATTER.**



Cleveland Board of Zoning Appeals

Call to Order & Roll Call



Cleveland Board of Zoning Appeals

Postponements/Withdrawals





NONE TODAY

Cleveland Board of Zoning Appeals

Public Hearing



Public Hearing



Calendar No. 23-148:

12728 Bellaire Rd.

Ward 11

Mision Cristano, proposes to construct a new church building in Local Retail District is denied due to the following. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 349.04(e) which states that 20 parking spaces are required (1 for each 6 seats, plus 1 for the house on the lot); 11 parking space proposed.
2. Section 352.10 which stats that Landscaping detail between parking lot and street is required.

*Note : CPC approval is required.



Public Hearing

Calendar No. 23-148:

12728 Bellaire Rd.

Ward 11



SWEARING IN ALL WHO ARE PRESENT FOR THIS CASE:

DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU ARE ABOUT TO GIVE
IS THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?

Please Raise Your Hand.
Reply with I DO, YOUR NAME and YOUR ADDRESS.



HISTORY OF THE PROPERTY





LEGAL STANDARD

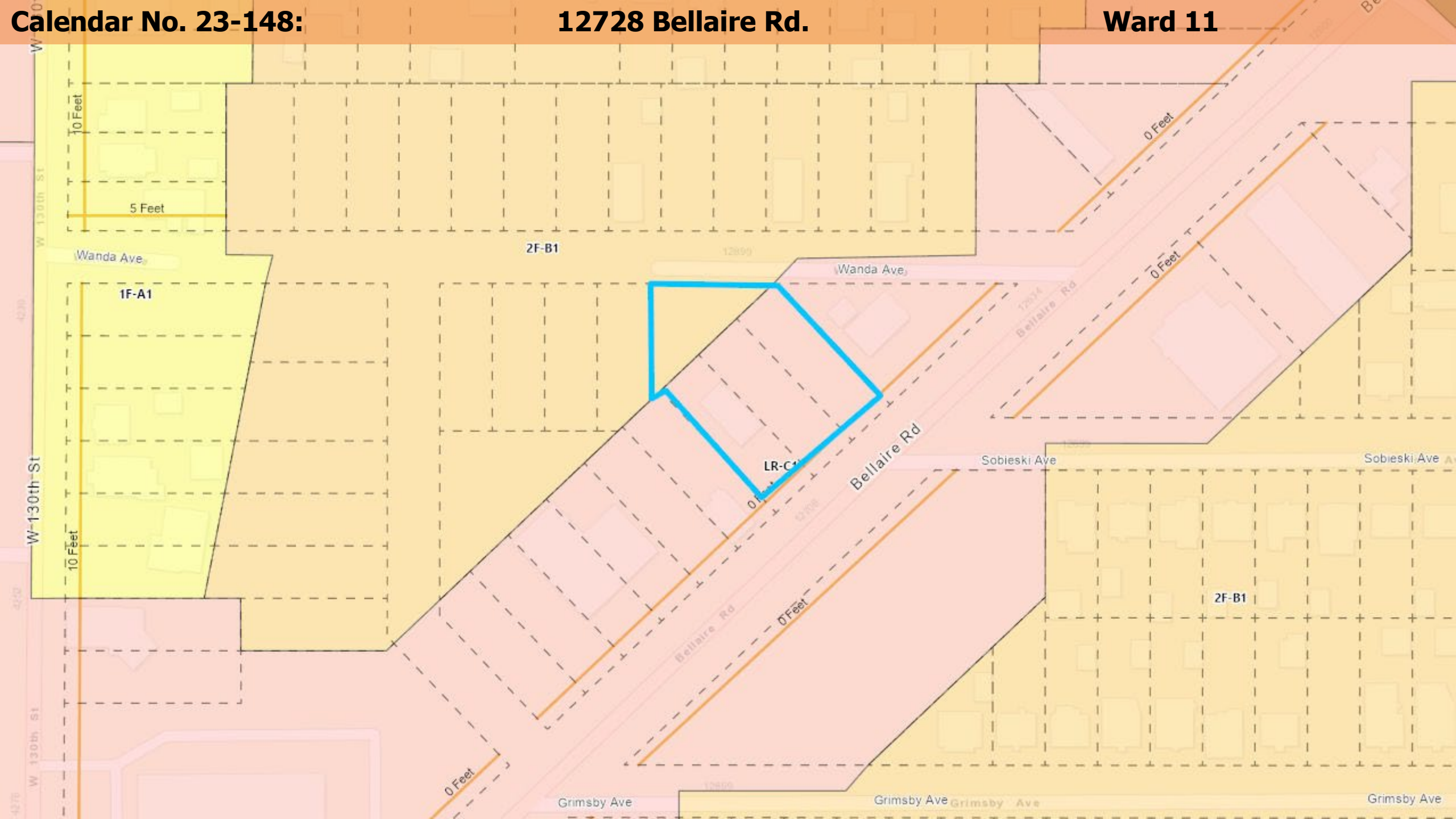
Madam Chair, Members of the Board, Appellant is requesting area variances from the parking and landscaping requirements of the zoning code.

To obtain the area variances, Appellant must prove that denying the request:

1. Will create a **practical difficulty** not generally shared by other land or buildings in the same district;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variances will not be contrary to the purpose and intent of the zoning code.





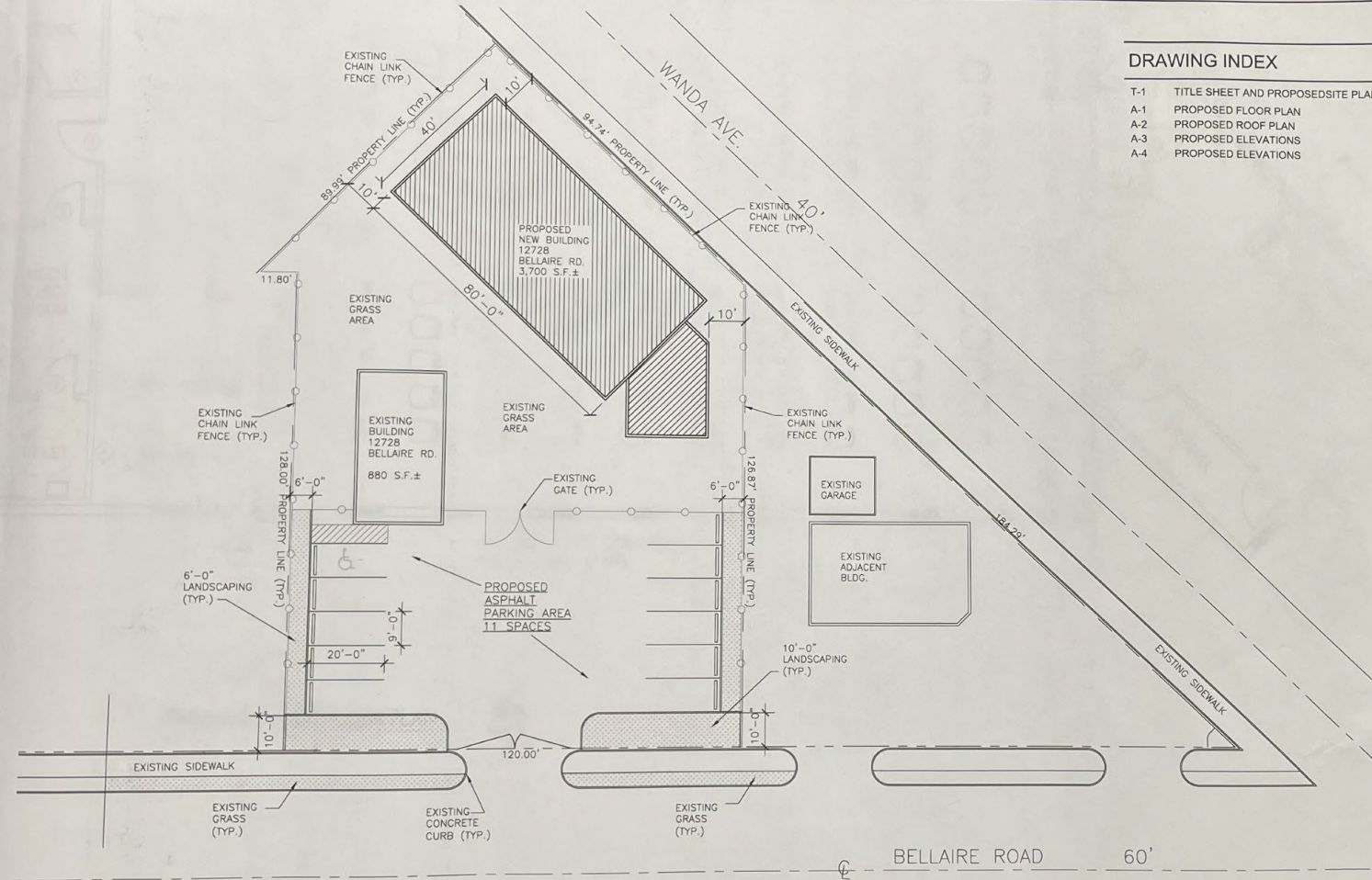


PROPOSED NEW CHURCH BUILDING

12728 BELLAIRE ROAD, CLEVELAND, OHIO 44135

DRAWING INDEX

T-1	TITLE SHEET AND PROPOSED SITE PLAN
A-1	PROPOSED FLOOR PLAN
A-2	PROPOSED ROOF PLAN
A-3	PROPOSED ELEVATIONS
A-4	PROPOSED ELEVATIONS



PROPOSED NEW SITE PLAN
1"=20'-0"



PROPOSED BUILDING
12728 BELLAIRE ROAD
CLEVELAND, OH 44135

TITLE SHEET AND
EXISTING SITE PLAN

10/05/21

Public Hearing

Calendar No. 23-149:

2969 Martin Luther King Blvd.

Ward 4



Emergent Evolutions, LLC, owner proposes to establish use as a Residential Facility for five occupants in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 325.571 which states that a "Residential facility" means a publicly or privately operated home or facility, licensed pursuant to state law, that provides accommodations, supervision, and personal care services to any of the following: (a) one (1) or two (2) unrelated persons with mental illness; (b) one (1) or two (2) unrelated adults who are receiving residential state supplement payments as defined in the Ohio Revised Code; or (c) three (3) to sixteen (16) unrelated adults.

2. Section 337.03(h) which states that a residential facility, as defined in Chapter 325 of this Zoning Code, for one (1) to five (5) unrelated persons, is not permitted if located less than one thousand (1,000) feet from another residential facility. Proposed Residential Facility use is within one thousand (1,000) feet from another Residential Facility at 11112 Forest Avenue.



Public Hearing

Calendar No. 23-149:

2969 Martin Luther King Blvd.

Ward 4



SWEARING IN ALL WHO ARE PRESENT FOR THIS CASE:

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HISTORY OF THE PROPERTY





LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting a use variance and an area variance from the minimum distance requirements of the zoning code.

To obtain the use variance, Appellant must prove that denying the request:

1. Will result in an **unnecessary hardship** particular to the property such that there will be no economically feasible use of the property without the variance;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variance will not be contrary to the purpose and intent of the zoning code.

To obtain the area variance, Appellant must prove that denying the request:

1. Will create a **practical difficulty** not generally shared by other land or buildings in the same district;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variance will not be contrary to the purpose and intent of the zoning code.

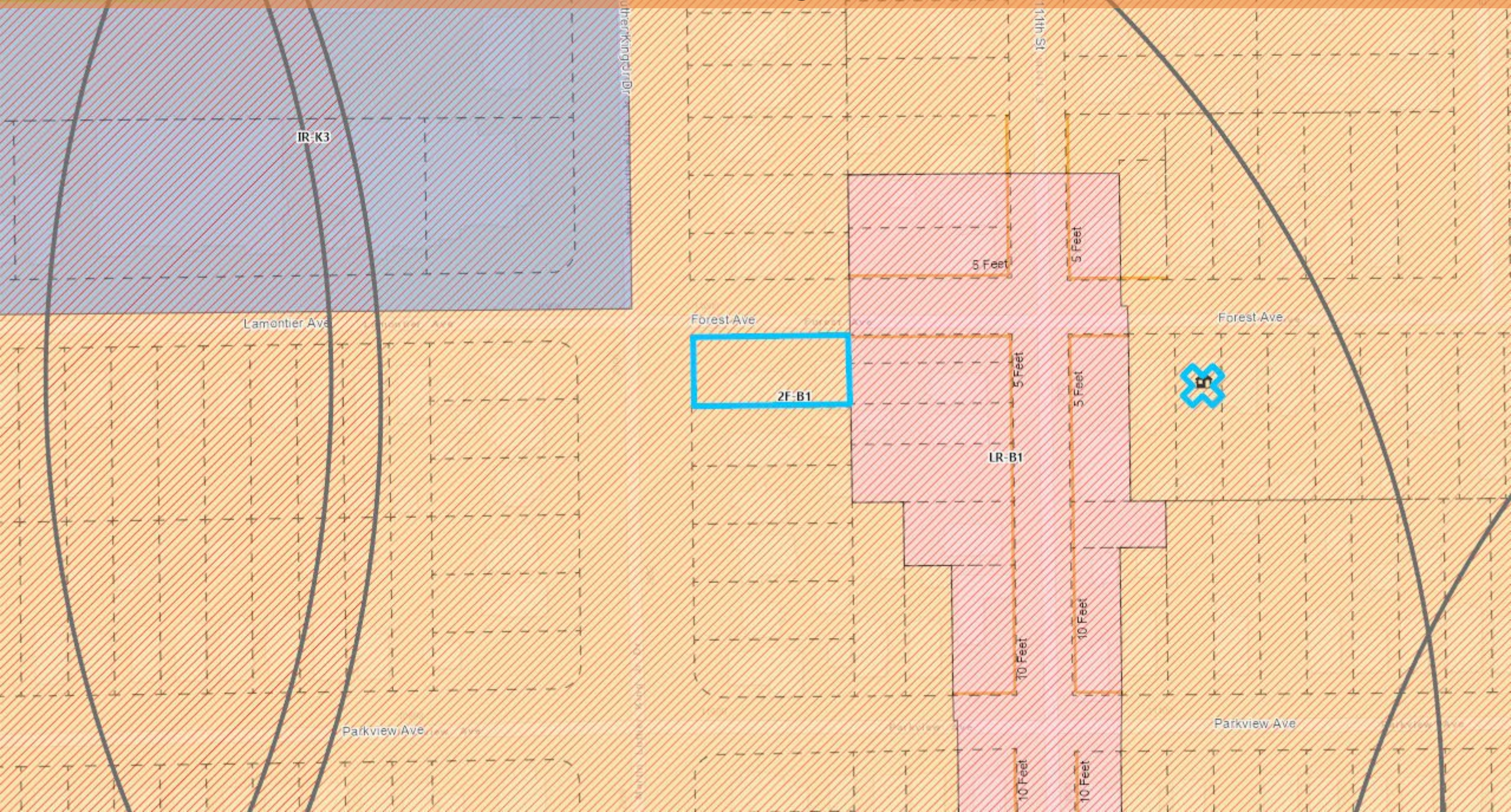
Calendar No. 23-149:

2969 Martin Luther King Blvd.

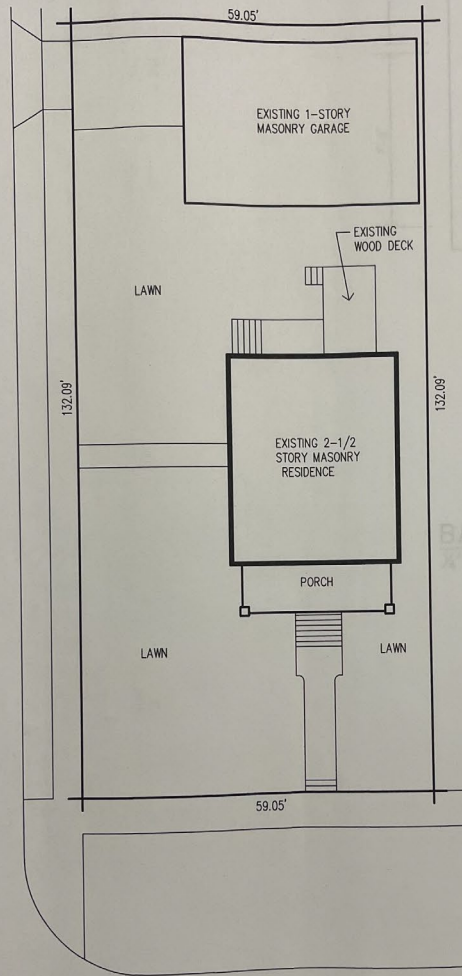
Ward 4







CLIENTS = (5) PERSONS
STAFF = (1) PERSON
TOTAL OCCUPANT LOAD = (6) PERSONS



SITE PLAN

1/16" = 1'-0"

MLK BLVD

NORTH



BASEMENT FLOOR PL
8'-10"

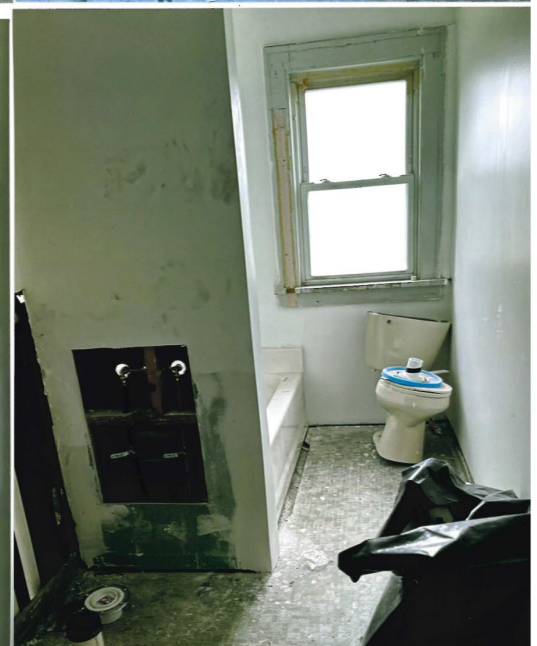
STORAGE

35'-4"

6'

12'-10"

8'-9"











REMEDEE
HEIGHTS
MHS

2969 MLK BLVD
CLEVELAND , OHIO
SCOPE OF WORK

CHANGE OF USE : FROM SINGLE-FAMILY RESIDENTIAL
TO A GROUP HOME (OVERALL SQ FT = 2,140 SQ FT)

DESIGN LIVE LOADS

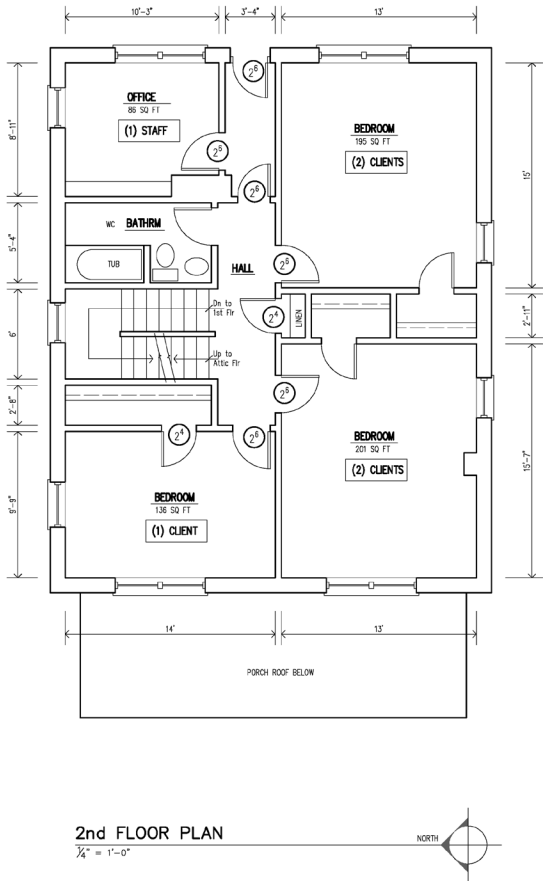
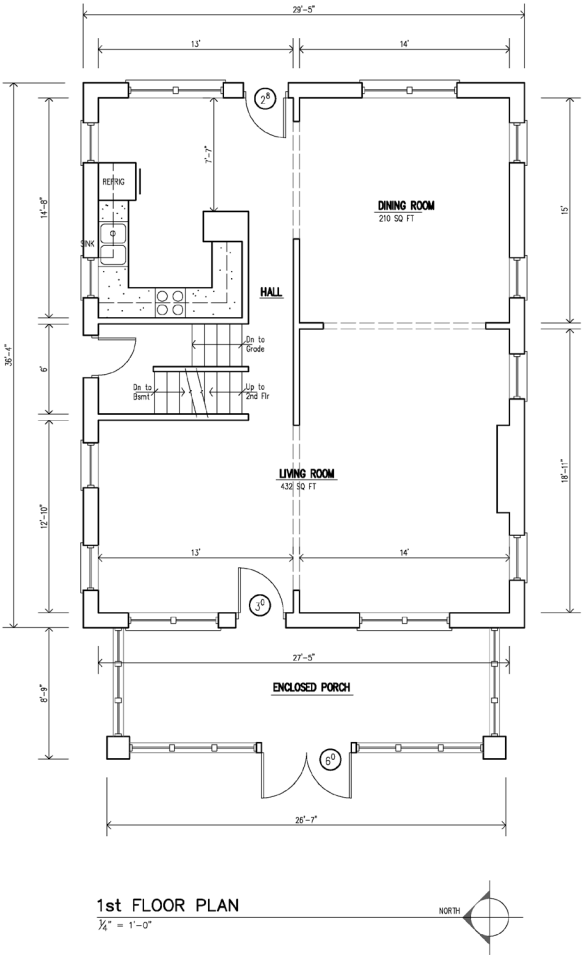
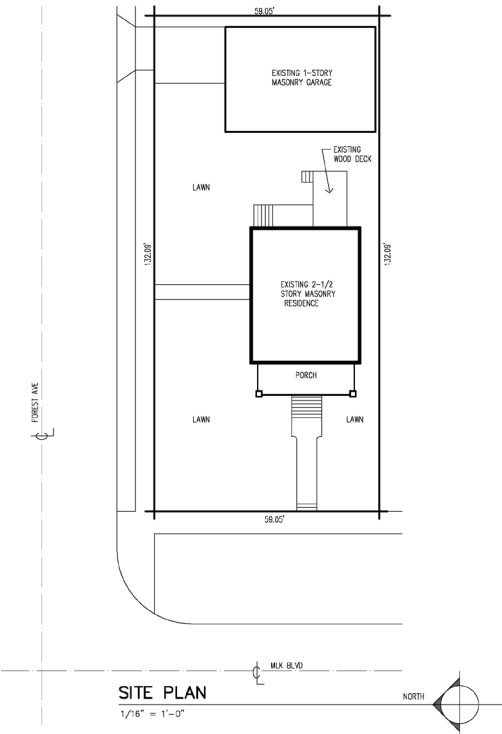
FLOOR LIVE LOAD = 40 PSF
WIND LIVE LOAD = 115 MPH BASIC WIND SPEED
ROOF LIVE LOAD = 30 PSF

BUILDING CODE CLASSIFICATION

CONSTRUCTION CLASS = V b
USE GROUP CLASS = R-4 (Group Home)
Renovations to this existing structure have been designed
in accordance with the 2017 Ohio Building Code & Revisions.

OCCUPANT LOAD

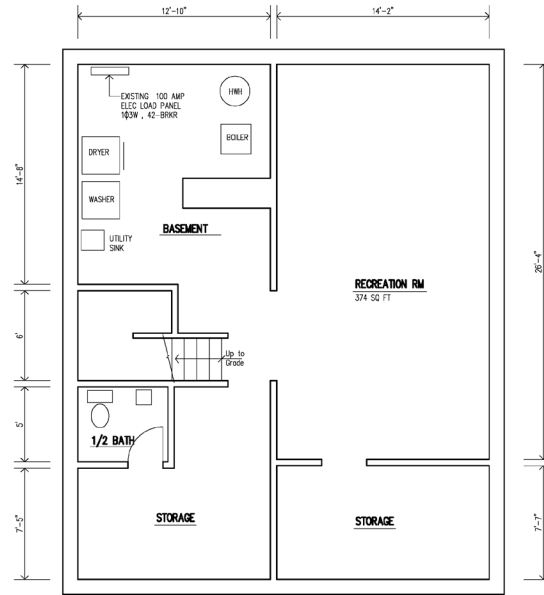
CLIENTS = (9) PERSONS
STAFF = (1) PERSON
TOTAL OCCUPANT LOAD = (10) PERSONS




REVISIONS		FLOOR PLANS	
		DATE : 6-5-23	CHECKED : D.M.
		SCALE: 1/4"=1'-0"	A-1
		DRAWN BY: H.E.J.R.	

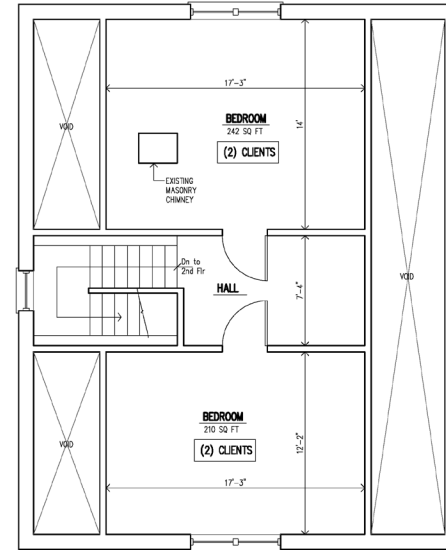
SHT 1 OF 2

REMEDEE HEIGHTS MHS
2969 MLK BLVD
CLEVELAND , OHIO





BASEMENT FLOOR PLAN
 1/4" = 1'-0"





ATTIC FLOOR PLAN
 1/4" = 1'-0"

REVISIONS			REMEDEE HEIGHTS MHS 2969 MLK BLVD CLEVELAND , OHIO	
			FLOOR PLANS	DATE : 6-5-23
				CHECKED : M.R.
				SCALE: 1/4"=1'-0"
				DRAWN BY: H.E.J.R.

SHT 2 OF 2

A-2



2487 East 127th Street
Cleveland, OH 44120
216.233.1825
indigo.bishop@gmail.com

Sept 12th, 2023

Dear Cleveland Board of Zoning Appeals,

I am the principal/owner of Free by Design LLC, a community engagement firm that specializes in asset based approaches to sustainable development. While I train institutional leaders and community practitioners all over the country, I do a fair amount of work here locally in Cleveland. I've lived in the Buckeye neighborhood for 22 years and I also serve as a Program Officer at the Saint Luke's Foundation.

When Daritta Latham and Tj Madden of Care in Common approached me with their idea to convert a home into a rehabilitation center in the Buckeye neighborhood I was immediately interested. My curiosity was piqued because Saint Luke's has been listening to residents of our footprint (Buckeye, Mount Pleasant and Woodland Hills) for the last three years. In that time, the number one most frequent request is for mental health programming and services. And because I was familiar with their existing reputable businesses, I was (and am) confident that they have what it takes to provide world class care to those in our community who need it most.

Care in Common is a 501(c)(3) non-profit organization that plans to provide rehabilitation programming including: sober living, treatment recovery, mental health services, life skills and trades training in the Buckeye neighborhood. They have recently purchased and have just completed rehabbing a property at 2969 East Blvd Cleveland, OH, 44104 near Forest and MLK.

Saint Luke's is considering supporting them with funding in 2024, but we will have nothing to fund if they're not able to open their doors to clients this fall. After extensive conversations with local partners,

including Councilwoman Grey, their surrounding neighbors and institutional partners such as Zelma George Recreation Center, they are poised to make a positive impact in the neighborhood. Additionally, they will be inviting 27 neighbors who signed the petition, along with other residents of the surrounding area, to an open house at the end of the month where they can learn about Care in Common's programming and community offerings (ie: AA meetings).

I can say in full confidence that Care in Common would serve as a beacon of hope in the Buckeye neighborhood and supplement the services provided by other community partners such as Life Exchange Center and Murtis Taylor. I have no doubt that Care in Common will contribute to a safer and more connected community, benefiting not only their tenants, but their most proximate neighbors, as well. I would welcome a call or email to continue the conversation.

Sincerely,

A handwritten signature in black ink, appearing to be 'Indigo Bishop'.

Supporters Signatures

1. Bobby May 11055 reservoir Pl. Dr
2. Danella Meximitha 2982 Martin Luther King Jr Dr
3. ANTHONY SHEPPARD 9310 So pthia AVE
4. Edna Walker
5. King, Buffy 216-575-8093 10206 Dickens ave
6. Frank Miller 258-9859
7. M Jernold 216-664-0913
8. M Hunt 3061 MT AUBURN
9. Anna Tubbs
10. Kenneth Tubbs 2987 M. L. K JR DR
11. Danese Tubbs
12. Dan Bee 3648 E 14th St. Clev. OHIO
13. Harriet Henry 2982 M L K JR DR 44104
14. Christian Barrow SR 2955 Martin Luther King
15. Anna Lee 10604 Grandview AVE
16. Herndon Williams 10904 Kinsman
17. Vannetta Wright 9613 Parkview Ave
18. Bruce Johnson 9905 Parkview Ave
19. Boyle Kelly 2863 Martin Luther King
20. Kim Wooten 2885 Martin Luther King

Supporters Signatures

1. DARRELL A Thornton 2893 M LK 44104
2. Janette McWhorter Denson 2929 MLK 44104
3. Tyesha Weathers 2859 M.L.King 44104
4. Dominique Kennedy 10012 Mount Auburn Ave 44104 216-418-2995
5. Rica Brown 11500 Woodlawn Dr
6. ELLA Robinson 216-278-3343 Cleveland
7. Michael Brown 12800 Grandview Ave 44104
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

Public Hearing

Calendar No. 23-150:

6600 Lexington Ave.

Ward 7



Catholic Charities Corp, proposes to install a monument sign with an electronic message center is denied due to the following. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 350.13 (g) which states Board of Zoning Appeals approval is required for electronic message center in a residential district.



Public Hearing

Calendar No. 23-150:

6600 Lexington Ave.

Ward 7



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DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU ARE ABOUT TO GIVE
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Please Raise Your Hand.
Reply with I DO, YOUR NAME and YOUR ADDRESS.



HISTORY OF THE PROPERTY





LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting a variance to allow an Identification or Bulletin Board sign using electronically changeable copy to display information pertinent to a Community Facility use on the premises.

To obtain the variance, the Board must determine:

1. That the sign will provide community information;
2. That the sign will not adversely affect the character of nearby residential properties;
3. That the sign is for a Community Facility Use (i.e., school, place of worship, library, museum, hospital, municipal recreation center, park, playground, police station, fire station or similar use);
4. That information displayed on the sign shall be limited to information that pertains to the Community Facility;
5. That each display of information shall remain static or fixed for a minimum of twenty (20) seconds; and
6. That the sign shall be either a wall sign or a freestanding sign with a maximum area of thirty (30) square feet.

Alternatively, the Board may approve a sign that varies from the above requirements if it determines that the sign will meet a community need without adversely impacting the character of nearby residential properties.

Note: The City Planning Commission and/or Landmarks Commission, as applicable, must also approve the sign.

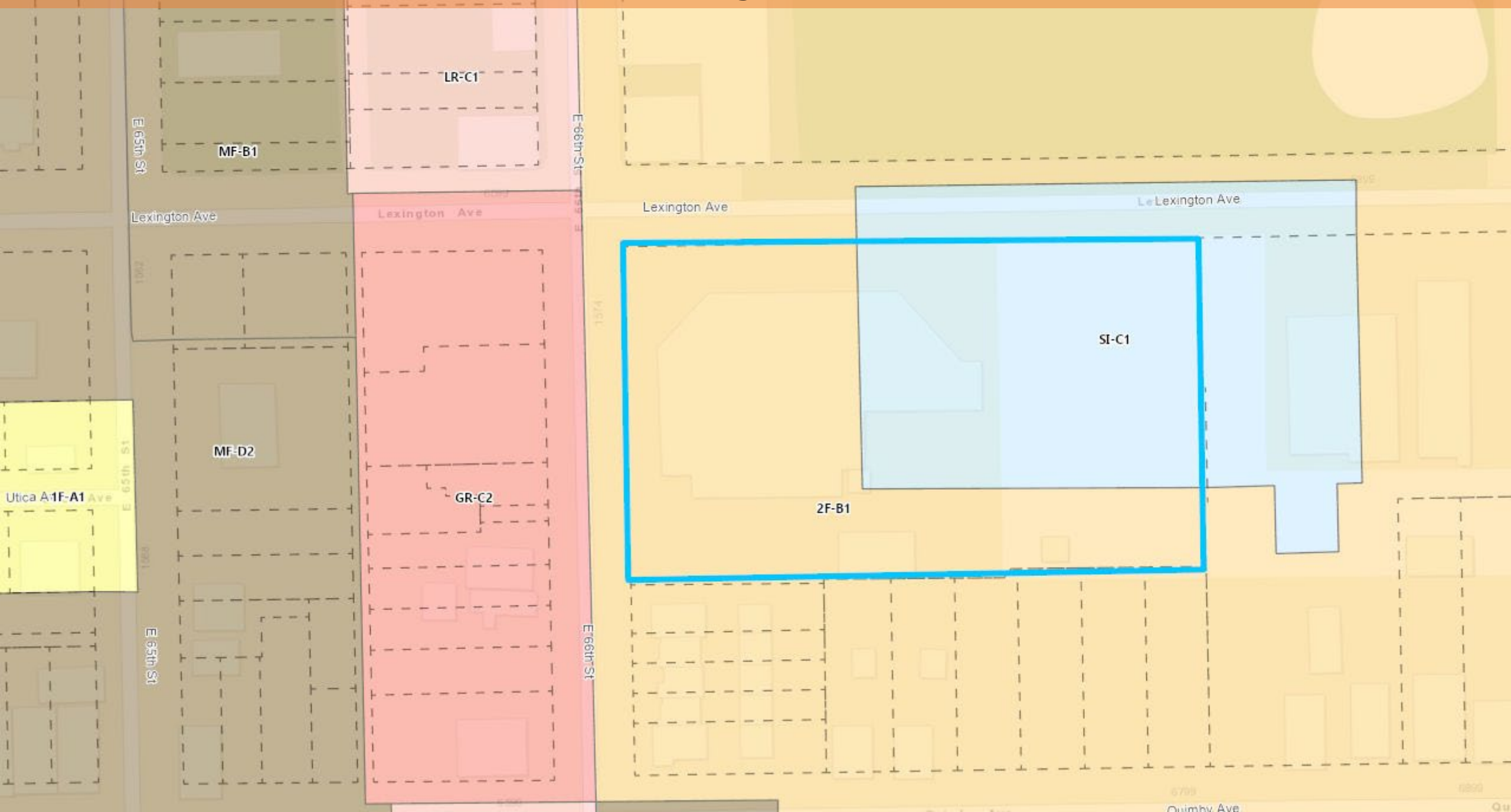
Calendar No. 23-150:

6600 Lexington Ave.

Ward 7










NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



Brilliant Electric Sign Co., Ltd.
4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

COMPANY NAME
FATIMA FAMILY

LOCATION
6600 LEXINGTON AVE, CLEVELAND, OH

SALESMAN
MH

DESIGNER
CP

DATE
6/12/23

SCALE
SHOWN

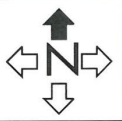
REVISION

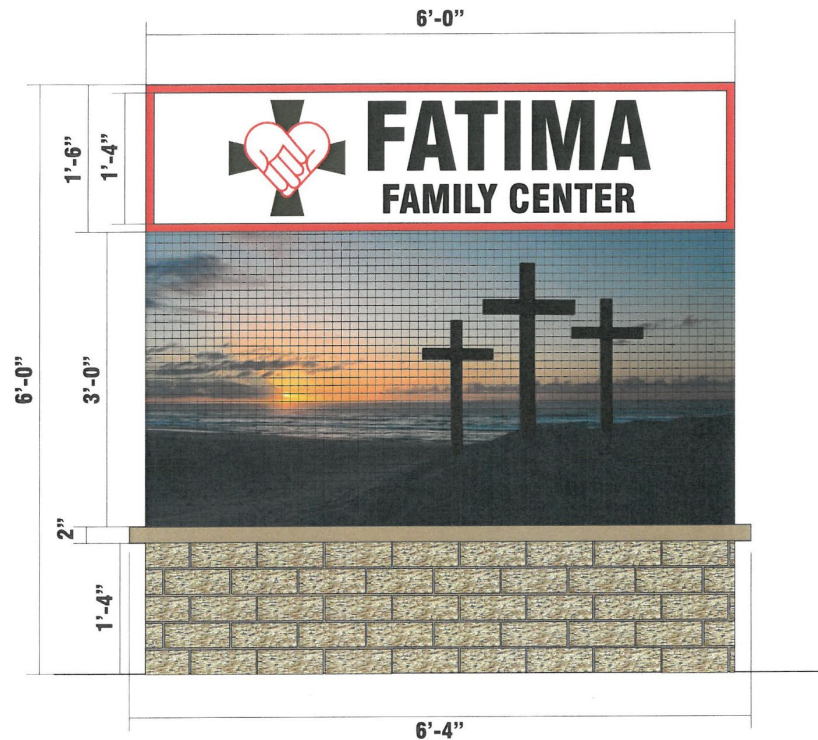
DESIGN NO.
B23-866

COPYRIGHT ©
2023

FILE NAME
charlotte/ st agnes gs (2)

NOTE: THIS IS AN ORIGINAL UNPUBLISHED DRAWING. CREATED BY BRILLIANT SIGNS. IT IS NOT TO BE USED IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU. IT IS NOT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION.





SIGN 2 (2)

SIGN ELEVATION: 3/4"=1'-0'

Notes

- Manufacture & install one (1) single face, internally illuminated, aluminum, header with flat lexan face; header to be mounted on one (1) single face, internally illuminated, message center; all to be mounted on foamcraft base with foamcraft cap
- Header faces to be first surface, translucent, digital print; background to be white; logo to be black & red; copy reading "FATIMA," to be black; copy reading "FAMILY CENTER," to be black; cabinet & trim to be painted red
- Message center; full-color; matrix (to be determined); cabinet to be painted black; cellular communication
- Foamcraft base to look like tan brick (to match the color of the brick of the building as close as possible); cap to be look like stone

RATED 120 VOLTS



PHOTO RENDERING NTS

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

BES **Brilliant Electric Sign Co., Ltd.**

4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

NOTE: THIS IS AN ORIGINAL UNPUBLISHED DRAWING - CREATED BY BRILLIANT SIGNS. IT IS SUBMITTED FOR YOUR PERSONAL USE. IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU, IT IS NOT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION.

COMPANY NAME	FATIMA FAMILY	SALESMAN	DATE	REVISION	DESIGN NO.
		MH	10/13/21	6/8/23cp	B21-1677
LOCATION	6600 LEXINGTON AVE, CLEVELAND, OH	DESIGNER	SCALE	COPYRIGHT ©	
		CP	SHOWN	6/12/23cp	2021
				FILE NAME	charlotte/ st agnes gs (2)



City of Cleveland
Department of Building and Housing
601 Lakeside Avenue, Room 505, Cleveland, Ohio 216-664-2910
SUPPLEMENTAL SIGN APPLICATION

This form must accompany the OBC Regulated Building Application

ONE (1) FORM PER SIGN IS REQUIRED

INCOMPLETE FORMS/APPLICATIONS WILL NOT BE REVIEWED

Project Address 10600 Lexington Ave Date 10/15/23
Sign Owner Name Fatima Family Address 7911 Delmar Ave Phone No. (216) 334
Catholic Charities Corp Cleveland OH 44102 2970

Description of Sign

Type of sign: ☐ Monument ☐ Window ☐ Pole ☐ Wall ☐ Banner ☐ Projection ☐ Billboard ☒ Other EMC

Location of sign on property Corner of Lexington & E 146th St Front area
Measurements of Sign: Length _____ Width 6' Height 6' Area 36' Weight _____

Width of Building Front 145.15" Sign Material aluminum Combustible: Y _____ No X

Type of Illumination internally illuminated Sign Faces: 1 X 2 _____

Location of sign on building N/A

Projection over public property N/A Width of sidewalk N/A Height above walk N/A

What will the proposed sign advertise? Church Business information

Are there any existing signs on the property advertising the same building or tenant? NO, if yes, explain.

N/A
What are the size(s), number(s) and type (i.e. wall, monument, pole) of existing signs?

N/A
Describe fully the construction of the frame of the proposed sign. EMC mounted on
foamcraft base with foamcraft cap

Describe fully the size and number of the supports and braces of the proposed sign. (1) 4" square
steel tube & 42" under front line

Describe fully the anchorage and the construction of the structure to which the proposed sign will be fastened.
(1) 4" square steel tube & 42" under
front line

Public Hearing



Calendar No. 23-151:

1598 E 93rd St.

Ward 7

BJB Enterprise LLC, proposes to establish use as a Residential Facility for five occupants is denied due to the following. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 325.571 which states "Residential facility" means a publicly or privately operated home or facility, licensed pursuant to state law, that provides accommodations, supervision, and personal care services to any of the following: (a) one (1) or two (2) unrelated persons with mental illness; (b) one (1) or two (2) unrelated adults who are receiving residential state supplement payments as defined in the Ohio Revised Code; or (c) three (3) to sixteen (16) unrelated adults.
2. Section 337.03(h) which states a residential facility, as defined in Chapter 325 of this Zoning Code, for one (1) to five (5) unrelated persons, is not permitted if located less than one thousand (1,000) feet from another residential facility. Proposed Residential Facility use is within one thousand (1,000) feet from another Residential Facility located at 1587 E 93rd St ppn#10721018.



Public Hearing

Calendar No. 23-151:

1598 E 93rd St.

Ward 7



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Please Raise Your Hand.
Reply with I DO, YOUR NAME and YOUR ADDRESS.

Public Hearing

Calendar No. 23-151:

1598 E 93rd St.

Ward 7



HISTORY OF THE PROPERTY





LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting a use variance and an area variance from the minimum distance requirements of the zoning code.

To obtain the use variance, Appellant must prove that denying the request:

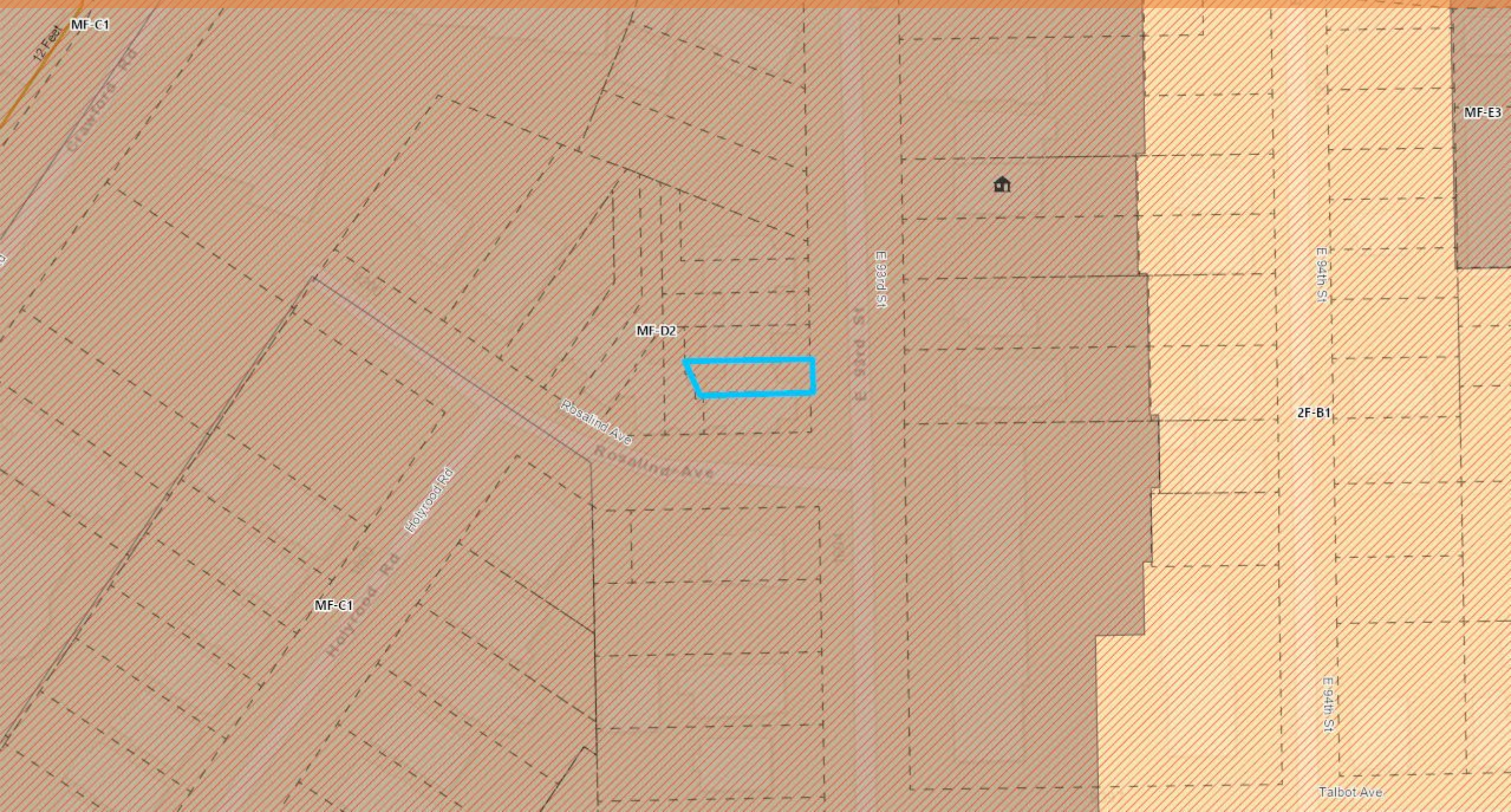
1. Will result in an **unnecessary hardship** particular to the property such that there will be no economically feasible use of the property without the variance;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variance will not be contrary to the purpose and intent of the zoning code.

To obtain the area variance, Appellant must prove that denying the request:

1. Will create a **practical difficulty** not generally shared by other land or buildings in the same district;
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3. That granting the variance will not be contrary to the purpose and intent of the zoning code.

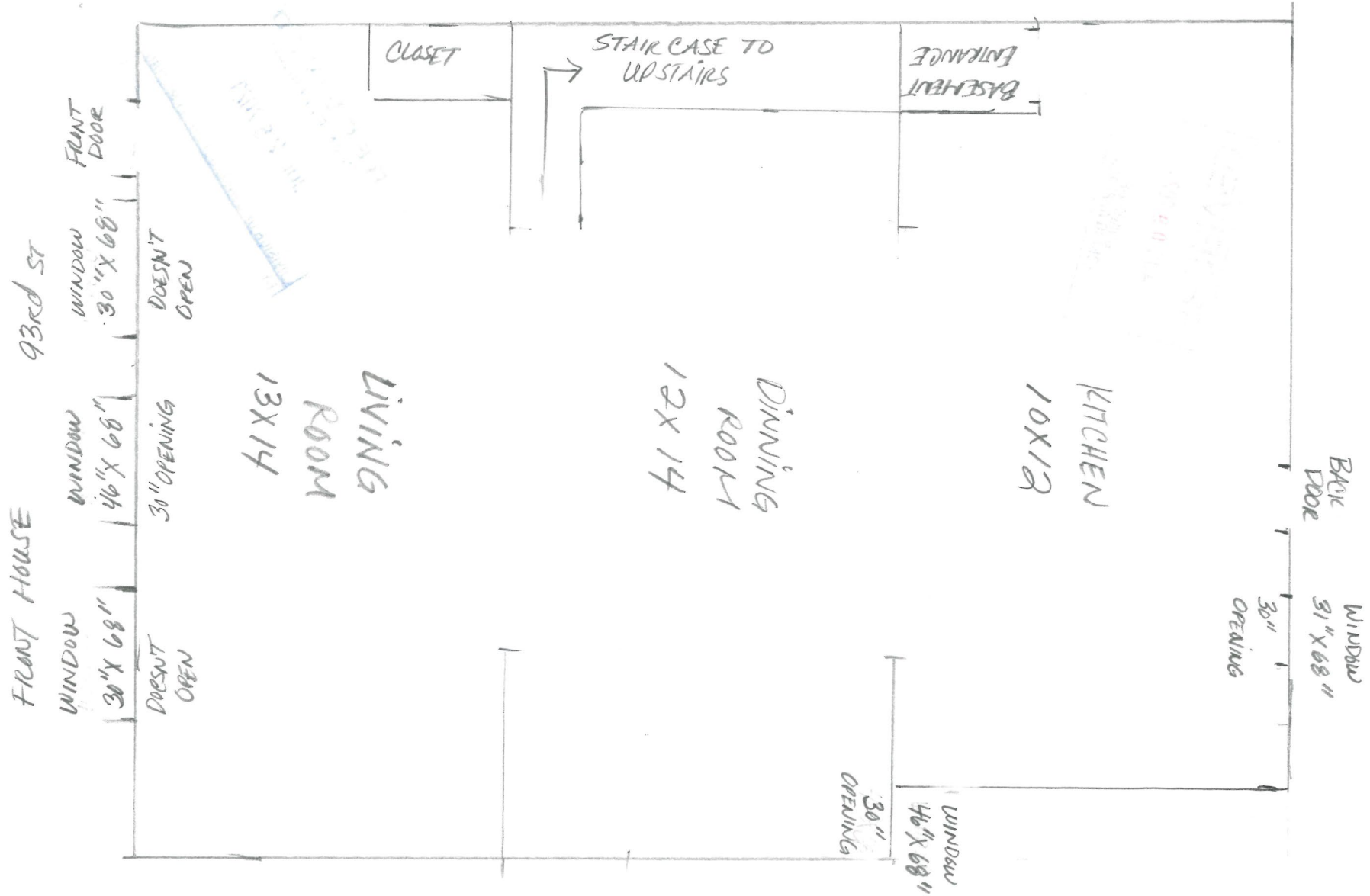






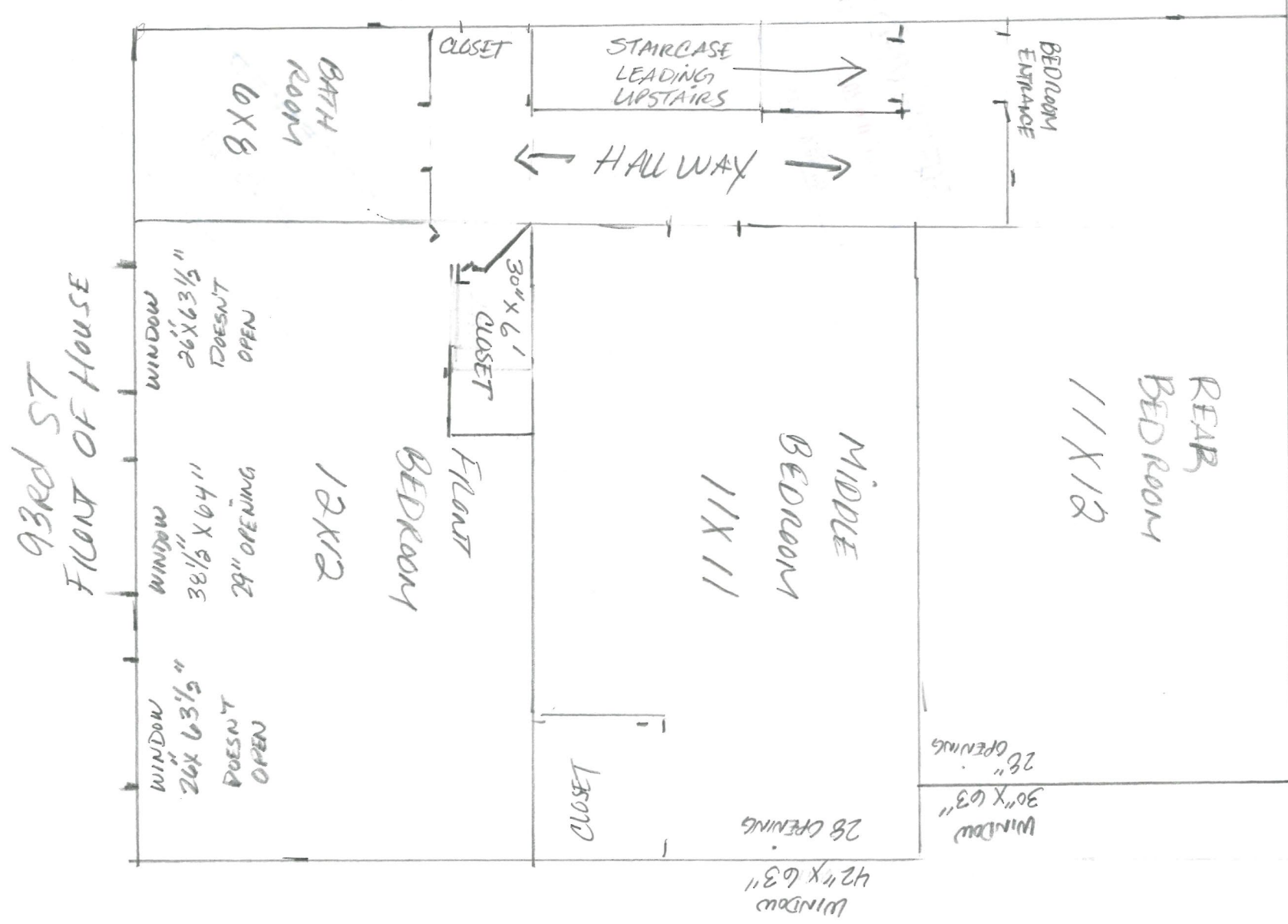
BOTTOM LEVEL
(FIRST FLOOR PLANS)

BZA 23-151



82#23-151

UPPER LEVEL
(SECOND FLOOR PLANS)



Public Hearing

Calendar No. 23-152:

2173 W 32nd St.

Ward 3

Julie Idoine & Keith Hayes, proposes to erect a 26.91' x 25.7' second floor 3 bedroom addition and 16.2' x 18' 2 story frame 3 season sun- room attached to existing masonry frame single family residence is denied due to the following. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

- 1 Section 355.04(b) which states maximum Gross Floor Area shall not be greater than 50 percent lot area of 1,720sqft; proposing 2,945sqft.
2. Section 357.09(b)(2) which states total width of Required Interior Side Yard is 6'; proposing 5'. The required minimum distance between main buildings on adjoining lots is 6'; proposing 5'. The minimum Required Interior Side Yard is 3 feet; proposing 0 feet.



Public Hearing

Calendar No. 23-152:

2173 W 32nd St.

Ward 3



SWEARING IN ALL WHO ARE PRESENT FOR THIS CASE:

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Please Raise Your Hand.
Reply with I DO, YOUR NAME and YOUR ADDRESS.



HISTORY OF THE PROPERTY





LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting area variances from the maximum gross floor area, required interior side yard, required minimum distance and minimum required interior side yard requirements of the zoning code.

To obtain the area variances, Appellant must prove that denying the request:

1. Will create a **practical difficulty** not generally shared by other land or buildings in the same district;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variances will not be contrary to the purpose and intent of the zoning code.



Calendar No. 23-152:

2173 W 32nd St.

Ward 3





OWNER:
Julie Idoine
2173 W. Thirty Second St.
Cleveland, OH 44113
julie.idoine@gmail.com
336-480-7581

ARCHITECT:
RSELVES
7948 Lorain Ave.
Cleveland, OH 44102
hayes.kaith@gmail.com
773-331-0211

ISSUED FOR:

06.30.2023 Permit Set



 EXISTING TO REMAIN

PROJECT:

IDOINE ADD'ON

2173 W. Thirty Second St.
Cleveland, Ohio 44102

PROJECT NO:
0223

DRAWN BY:
IGH

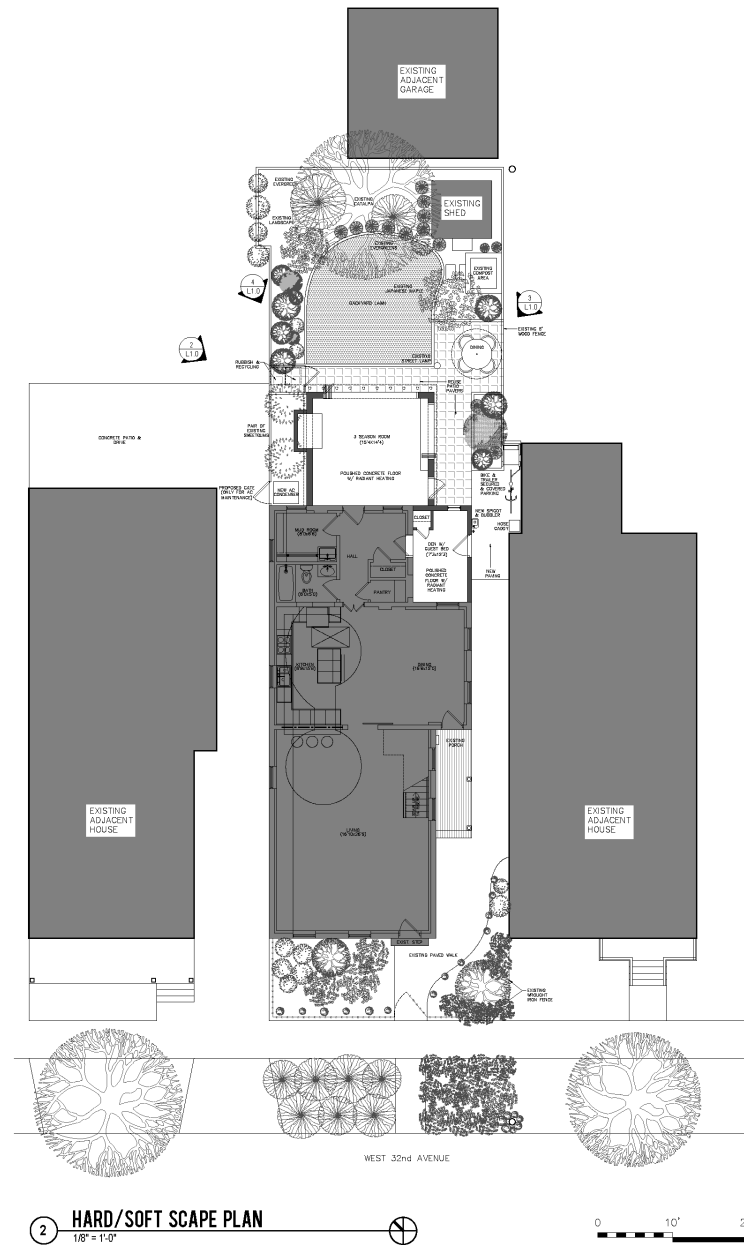
DATE:
06/30/2023

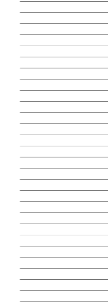
SHEET TITLE:

HARD/SOFT
SCAPE
PLANS

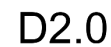
SHEET NO:

L1.0





D1.0





1 GROUND FLOOR PLAN $1/4" = 1'-0"$

2 SECOND FLOOR PLAN
1/4" = 1'-0"

EXISTING TO REMAIN

PROJECT:

IDOINE ADD'ON

Residential Addition

2173 W. Thirty Second St.
Cleveland, Ohio 44102

PROJECT NO:
0223

DRAWN BY:
KH

DATE:
06/30/2023

SHEET TITLE:

GROUND +
SECOND
FLOOR PLANS

SHEET NO:

A1.0

[illegible]

A1.1



Hello,

My name is Michael Brandow, I own the property located at 3115/3117 Hancock Ave Cleveland, OH

Regarding the property on 2173 w32 st, and their request to improve their property and vary from the requirements set by the city; I fully support neighbors that want to improve their property and help develop the neighborhood.

In short, I support their proposed appeals and hope that a happy family lives there and they have wonderful memories.

If you need more information from me, feel free to reach out via contact information below.

Best,

Michael Brandow
JMD Properties 3117

Cleveland Board of Zoning Appeals

Old Business



Public Hearing



1.	Cal. No. 23-123:	3430 Rocky River	(AF, NH, AW (PR recused)) *
2.	Cal. No. 23-128:	3119 West 50 th St.	(AF,NH,PR,AW)*
3.	Cal. No. 23-082:	15432 St. Clair Ave.	(AF,NH, PR, AW)*
4.	Cal. No. 22-232:	12503 Kinsman Ave.	(KB, TB, AF, NH)*
5.	Cal. No. 22-208:	2458 Tremont Ave.	(KB,TB,AF,NH, PR)
6.	Cal. No. 22-018:	4420 East 156 St.	(KB,TB,AF,MB)* REMINDER SENT
7.	Cal. No. 21-203:	8502 Hough Ave.	(KB,TB,AF,MB)* PENDING LAND BANK

AFFIRMATION (s):

BZA Numbers 21-184 and 21-185: 2312 West 5th Street front and rear –Andrew Gotleib was granted variances on February 14, 2022 to erect two houses. The appellant states that he needs more time to complete the construction drawings.

BZA Numbers 21-194 and 21-195: 11413, 11415 Britt Oval - Entrada Woodland Heights was granted variances to erect two single family homes in January of 2022 (this is the 4th affirmation request). They are still working with Building and Housing on architectural approval.

BZA Numbers 23-027 and 23-028: 2446 and 2448 Professor Ave.- Daniel Larson and Kyle Nielson were granted variances to construct two residential houses in March of this year. They are still working on the complete construction drawings.

BZA22-36 through 39 regarding new single family houses at 1983, 1985, 1987, 1989 W. 58 Street granted April 25, 2022; OKO is requesting an additional 6 months due to unforeseen delays in completing construction drawings.

BZA22-150: 18823 Ferncliffe Ave.- Mohammad Abazid was granted variances for an addition and sunroom. The owner has experienced a delay due to health issues.

REHEARING REQUEST: NONE.

JPCOMING CASE WITHDRAWN: BZA23-126: 12808 BUCKEYE, THE OWNER, BUCKEYE SHAKER PROPERTIES, NO LONGER WISHES TO ESTABLISH USE AS AUTO REPAIR AND HAS WITHDRAWN HIS APPEAL.

MISC: BZA23-091: 15707 Eldamere (Jamal Warith's single family house with attached garage). The neighbors , Pesko-Gill and Pesko-Reznak have appealed to the Court of Common Pleas regarding your decision to approve the project on July 24, 2023. Appeal received September 5, 2023.

- ~ Items received
- * Pending the receipt of requested information by the Board.
- *** Request for Rehearing/Reconsideration.

Cleveland Board of Zoning Appeals

Adjournment

